

002.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

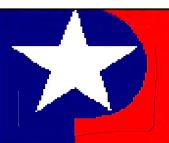
700,900 / 700,900

USE VALUE:

700,900 / 700,900

ASSESSED:

700,900 / 700,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
52		FAIRMONT ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: WICHERS JAN J	
Owner 2: LOEB CARINBETH	
Owner 3:	

Street 1: 52 FAIRMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 3,240 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1546 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3240		Sq. Ft.	Site		0	80.	1.60	1									413,761						413,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3240.000	283,000	4,100	413,800	700,900		2099
							GIS Ref
							GIS Ref
							Insp Date
							08/04/17

 Total Card / Total Parcel  
 700,900 / 700,900  
 700,900 / 700,900  
 700,900 / 700,900

 APPRAISED:  
 USE VALUE:  
 ASSESSED:

 Prior Id # 1: 2099  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 12/10/20 16:03:41

 !209!  
**PRINT**  
 Date Time  
 12/10/20 16:03:41  
**LAST REV**  
 Date Time  
 08/22/17 09:21:59  
 ekelly  
 209

 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:
**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,000	4100	3,240.	413,800	700,900	700,900	Year End Roll	12/18/2019
2019	101	FV	232,200	4100	3,240.	439,600	675,900	675,900	Year End Roll	1/3/2019
2018	101	FV	232,200	4100	3,240.	320,700	557,000	557,000	Year End Roll	12/20/2017
2017	101	FV	232,200	4100	3,240.	279,300	515,600	515,600	Year End Roll	1/3/2017
2016	101	FV	232,200	4100	3,240.	237,900	474,200	474,200	Year End	1/4/2016
2015	101	FV	219,600	4100	3,240.	232,700	456,400	456,400	Year End Roll	12/11/2014
2014	101	FV	219,600	4100	3,240.	191,400	415,100	415,100	Year End Roll	12/16/2013
2013	101	FV	219,600	4100	3,240.	182,100	405,800	405,800		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KWOK CHI WANG	29121-29		9/21/1998		240,150	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2009	684	Manual	250					
6/17/2009	493	Re-Roof	5,450					
7/7/2004	617	Manual	35,000					remove/repl 3 seas
2/20/2003	102	Redo Kit	26,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/1/2009	Meas/Inspect	372	PATRIOT
1/20/2005	Permit Visit	BR	B Rossignol
10/30/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

